

Planning and Development Report - Committee Meeting - 19 January 2015

The VCAT decision to uphold the CoMs refusal to grant a permit for **15-31 Pelham St** development was the highlight of the year and a great way to finish 2014.

This application and the associated VCAT hearing highlighted the inadequacies of the planning controls associated with the protection of the UNESCO listed REB.

CoM planning office acknowledges that there are weaknesses and has indicated that it will seek approval and funding to alter and strengthen the planning scheme in this area.

CRA is drafting a submission commenting on our observations through the VCAT process in support of a review of the relevant planning controls.

The final 2014 Weekly Summary of Planning Applications Post Code 3053 (updated to December 31) has been posted on the website.

Since the November Committee meeting, the Planning Sub-committee identified 4 new applications of interest for Post Code 3053, it is not anticipated that any of these will cause serious concern.

CRA did lodge an objection after reassessing an earlier application, TP-2014-399 for 53-63 Queensberry St (Romanian Orthodox Church) to modify the the surrounding grounds and front fencing, on heritage, safety and traffic grounds.

Further information is still awaited on the previously listed TP-2014-734 for a multi-storey development at **66-88 Lygon St** (S-E cnr Queensberry St). It is anticipated that this application will generate an objection from CRA.

The previously listed TP-2014-640 for **599-605 Swanston St** (N-W cnr Queensberry St) for another multi-storey development, has lapsed. Apparently the ownership of this site has changed hands, this probably means that we can expect a fresh application in the future.

Applications to which CRA has previously objected and continue to monitor

- The application for **63 Nicholson St** (cnr Faraday St TP-2013-317) for which CoM had been awaiting the submission of a redesign, has been withdrawn.
- **932 - 944 Swanston St.** (TP-2013-1059) Alter existing building and construct a new 3 storey building for use as student accommodation. This is the historic "Fleming House" site. CRA expressed concern regarding the impact of the new building on Fleming House and requested that a heritage report be commissioned. Discussion between the CoM and the Applicant produced improvements, which addressed most of CRAs concerns. CoM issued a NOD to issue a permit, however this has been appealed by one of the objectors. CRA will not be a party to this appeal.
- **205-223 Pelham St** (TP-2014-59) Reece Site. A 15 Storey apartment building is proposed. CRA lodged an objection on the grounds of excessive height, inadequate setbacks heritage issues and wind effects. CoM refused the application, the applicant has appealed the decision and a 3 day VCAT hearing has been scheduled for 23 February 2015. However, last week the applicant, Vaughan Constructions, submitted revised drawings which amounted to a redesign. It is uncertain whether it will proceed as an amended or new application. CRA continues to monitor.

New Residential Zones

General Residential Zone:

The existing Schedule 1 to the General Residential Zone will continue to allow “limited change such as in-fill development and alterations and additions”.

The three new Schedules to the General Residential Zone (Schedules 2 to 4) have generally been applied to areas that:

- are in a ‘stable residential area’ as defined by Clause 21.04-1 Growth Area Framework;
- are subject to a Heritage Overlay; and
- comprise of a streetscape where 80% of development are single or two dwellings on a lot.

The proposed mandatory maximum building heights for the new Schedules to the General Residential Zone areas are either:

- in line with existing height controls - applied through Design and Development Overlays (DDOs); or
- a standard 8 metres height control.

The table below provides a summary of the localised mandatory maximum residential building height requirements included in the Schedules to the General Residential Zone.

GRZ1	Existing Schedule	No mandatory height control
GRZ2	New Schedule	Mandatory 8 metres, with the exception of architectural features and building services
GRZ3	New Schedule	Mandatory 12 metres, with the exception of architectural features and building services
GRZ4	New Schedule	Mandatory 9 metres height control within 10 metres of Gatehouse Street & Royal Parade Mandatory 10 metres elsewhere With the exception of architectural features and building services

Refer to the accompanying attachment for applicable localities of the above designations.

Planning Scheme Amendment C173 - Old Royal Women’s Hospital Site

The public have been invited to review and comment on this proposed amendment, which seeks to change the zoning of the land from its current Public Use Zone to the Capital City Zone allowing new development on the site ranging in height from 25 to 59 metres. Effectively raising the maximum height on the site by 12 metres or by 3 to 4 stories.

The Planning Committee made a submission in relation to this Amendment, and will follow up with a submission to a Planning Panel if necessary.

Warren G for Planning Committee 19 January 2015